

December 2002

News for Planning Commissions and other Organizations Engaged in Community Planning in Hamilton County

## Planning Partnership Members

Anderson Township  
Blue Ash  
Cincinnati  
Colerain Township  
Columbia Township  
Deer Park  
Delhi Township  
Fairfax  
Forest Park  
Glendale  
Green Township  
Greenhills  
Harrison Township  
Indian Hill  
Loveland  
Mariemont  
Miami Township  
Milford  
Montgomery  
North Bend  
Norwood  
Sharonville  
Silverton  
Springdale  
Springfield Township  
Sycamore Township  
Symmes Township  
Wyoming

Citizens' for Civic Renewal  
Land Conservancy of Hamilton County  
Cincinnati - Hamilton County Community Action Agency  
Greater Cincinnati Chamber of Commerce  
Cincinnati Association  
Home Builders Association of Greater Cincinnati  
Jackson Township, Clermont County  
Junior League of Cincinnati  
League of Women Voters  
Ohio Valley Development Council  
The United Way & Community Chest  
Western Economic Council

**The mission of the Planning Partnership is to bring together public, private and civic sector organizations engaged in community planning in Hamilton County so that mutual goals related to physical, economic and social issues can be planned for comprehensively and achieved collaboratively.**

The Planning Partnership  
Hamilton County Regional Planning Commission  
138 East Court Street, Suite 807  
Cincinnati, OH 45202  
Tel. 513 946 4455  
Fax. 513 946 4475  
website: [www.planningpartnership.org](http://www.planningpartnership.org)  
email: [catalina.landivar@hamilton-co.org](mailto:catalina.landivar@hamilton-co.org)

## Certified Planning Commissioners' Program Extends its Impact

On October 21 and 22 more than forty individuals from jurisdictions in Hamilton, Clermont, Dearborn and Wyandot Counties participated in the Planning Partnership's 16-hour workshop.

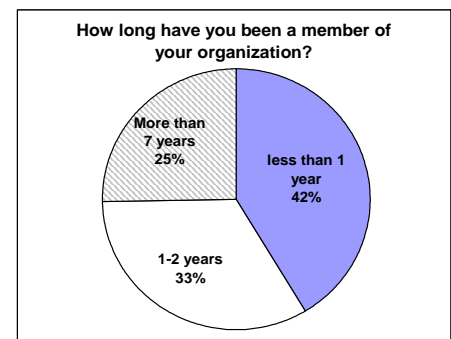
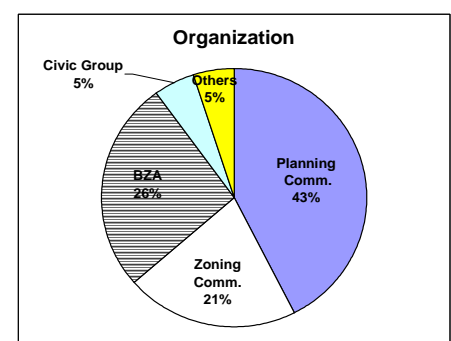
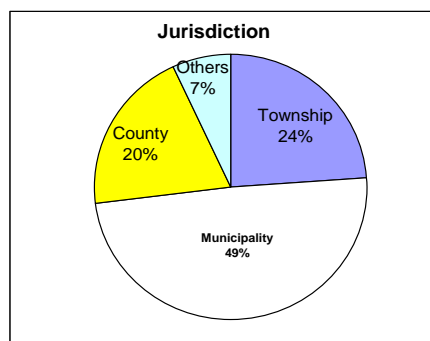
This semiannual program has captured the attention and favor of commissioners in the region, who are saying "The whole program is very helpful and beneficial," "Excellent workshop, thanks" and "I hope all communities will see the value of this program and have all Planning Commission members attend it."



*Mock Session. Greg Dale and Tim Burke instructors*

The Certified Planning Commissioners Program (CPCP) was developed by the Planning Partnership and the University of Cincinnati-School of Planning. Graduating class CPCP-October 2002 came from the following jurisdictions: Harrison, Montgomery, Mt. Healthy, Sharonville, Silverton, Springdale, Wyoming, Evendale, Blue Ash, Colerain Twp, Green Twp, Columbia Twp, Delhi Twp, Symmes Twp, Clermont County, Dearborn County, and organizations such as Hamilton County Engineers' Office and Community Action Agency. The next program will be offered in March, 2003, limited number of seats available. Register soon!

### CPCP Participants' Profile



See Insert on Compass

# New Storm Water Management Ideas Provide Solutions for Montgomery

by Frank Davis

On October 7th, the City of Montgomery Planning Commission and the Environmental Committee heard an excellent presentation on the impending NPDES Phase II storm water permit program and on storm water runoff issues in general.



Frank Davis  
Community Development  
Director  
City of Montgomery  
fdavis@ci.montgomery.oh.us

In Montgomery there were significant flooding problems from the storm a year ago July. Drainage and flooding issues from development both in the City and especially to the north is a major concern for community residents.

The thirty-minute PowerPoint presentation by Nancy Ellwood and Holly Utrata-Halcomb, members of the Planning Partnership's Storm Water Education Task Force, provided a short, concise explanation of the NPDES program and what communities will be responsible for as part of Phase II of that program.

As the Montgomery Planning Commission regularly reviews redevelopment plans that propose impervious surface lot coverage over 50%, the members were also very interested in the 12 specific principles for responsible site development that Nancy outlined. Concepts like the roof drain cisterns and on-site infiltration trenches could be very useful alternatives that the Commission will consider.

As a result of the presentation, the Planning Commission has established a subcommittee to review the twelve principles and best management practices and make recommendations to the full commission and City Council on how to make improvements to our existing ordinance. This should give the city a good start on meeting the NPDES Phase II requirements.

The last three decades have brought an outward expansion of population and development the Cincinnati region as residents and firms opt for suburban sites. This loss of employment and tax base is coupled with the abandonment of many commercial and industrial sites in the city's core.

Current estimates suggest that over 500 acres of vacant property and over five million square feet of industrial space are classified as brownfields, sites defined by the US EPA as environmentally contaminated or perceived to be contaminated.

As a result, the Port of Greater Cincinnati Development Authority was created in December 2000 by Cincinnati and Hamilton County to identify potential brownfield sites and serve as a resource for communities attempting to secure funds for site acquisition, environmental assessment and clean up.

The Port Authority provides assistance in obtaining regulatory approval for

environmental contamination and serves as a pre-development project manager for brownfield sites through property ownership and securing development finances. Through these actions, the



Kim Satzger  
Director of Planning and  
Brownfield Development,  
ksatzger@cincinnatiport.org

500 acres of vacant land and over 5 million square feet of industrial space are classified as brownfields

Port Authority achieves its mission of creating jobs, increasing the local tax base, maximizing private investment and remediating environmental contamination.

For information on the Port of Greater Cincinnati Development Authority or on brownfield redevelopment, call 513-621-3000, or visit the Port Authority's website at [www.cincinnatiport.org](http://www.cincinnatiport.org).

In the Spotlight

## Village of Fairfax: Wooster Pike Corridor Revitalization

by Jennifer Kaminer

Officials from the village of Fairfax, who have witnessed the increasing vacancy of buildings along Wooster Pike/ US50, embarked on a strategic plan for the retail corridor in early 2000.

Fairfax partnered with the Hamilton County Regional Planning Commission and Hamilton County Office of Economic Development and formed a planning committee consisting of Fairfax officials, residents and business owners. Officials from nearby municipalities were also a part of the committee.

The plan includes physical improvements, zoning and economic development recommendations for the *Wooster Pike corridor*. Two public meetings were held in late summer 2000. The outcome of this collaborative effort resulted in the *Wooster Pike Revitalization Plan*.

Earlier this year, Fairfax officials retained Meisner and Associates to further develop

the *Wooster Pike Revitalization Plan* by looking at land issues and placing focus on creating a town center as well as pedestrian-friendly area. Marketing to the development community will also be a focus of Meisners' work.

The Village of Fairfax is eager to make Wooster Pike corridor a destination place to benefit the future economic health of Fairfax and to serve its residents, businesses and surrounding communities.



Jennifer Kaminer,  
Village Administrator.  
JKaminer@fuse.net

### Partnership's Annual Fee Revised

The amendment to the Resolution of Cooperation to revise the formula to calculate the annual fee was approved by a favorable vote of more than two-thirds of the 29 current Jurisdiction Members. The ballot count included 22 jurisdictions voting in favor of the amendment and one jurisdiction voting against the amendment. Six jurisdiction members did not vote.

As a result of this vote, the formula for calculating annual fees, beginning in 2003, will be revised for Jurisdiction Members of the Hamilton County Regional Planning Commission / Planning Partnership. The amended formula places a cap on the annual fee for all jurisdiction members to assure that the annual fee does not exceed 35 cents per resident in 2003. The 35 cent cap will be adjusted annually based on the rate of inflation in the same manner that the current fee schedule is adjusted (i.e., based on the Consumer Price Index).

### Sharpening Communities' Understanding of Long-range Budgeting

When we thought that the data collection was the biggest hurdle in this project, the Ad-hoc committee is finding that producing a good report is even a bigger challenge. Some of the major roadblocks are the multiplicity of reporting methods and different levels of details used by the jurisdictions. The Cost of Government Services Ad-Hoc Committee is using a "fine tooth comb" to ensure that a useful and reliable document is produced. Once the draft is approved by the committee, the report will be presented to villages, cities and townships for additional feedback.

As committee member Adam Goetzman said: "The cost of government services survey is a dynamic document that represents a "first of its kind" look at relative government revenues and expenditures on a countywide basis in Hamilton County. This unique tool will be valuable for communities to use to gauge how expenses compare to similar jurisdictions and county and city averages.

The per capita analysis will give policy makers and elected officials a simple "apples to apples" view of

their expenditures and how those levels compare in the overall competitive environment of the county. The individual expenditure/revenue categories will provide "yardsticks" for evaluating core expenditures, where trends can be identified and quantified across jurisdictional lines. The trend information will be a valuable component of long range budgeting and capital expenditure forecasting."

### Clean Ohio Program Call for 2003

In November 2000, Ohio voters passed a bond levy to fund the Clean Ohio Program that provided four hundred million dollars over four years for "Brownfield" environmental clean up projects and "Greenfield" open space and conservation preservation projects. These funds are distributed on an annual basis through your District Natural Resources Assistance Council that is appointed by the local Ohio Public Works Commission Integrating Committee. Hamilton County solely comprises District #2 and has up to \$2,282,668 to distribute each year for Greenfield Projects pending annual sales of bonds. Recipients of the 2002 funding include the following projects:

Mill Creek Restoration Project - \$577,500 - Caldwell-Seymour Greenway Ecological Restoration Program (700 acres)

Hamilton County Park District - \$692,812 - Campbell Road Riparian Corridor (183 acres)

City of Springdale - \$208,821 - Beaver Run Riparian Corridor Restoration (4 mile length)

Hamilton County Park District - \$422,062 - Broadwell Woods Land Acquisition (70 acres)

Elmwood Place - \$67,125 - Millcreek Greenway (2.5 acres)

Village of Fairfax - \$415,000 - Little Duck Creek Restoration Project (5 acres)

The deadline for submitting proposals for the 2003 Clean Ohio funding is Monday, March 3, 2003. Proposals may be mailed or delivered to Joe Cottrill at the Hamilton County Engineer's Office

located at 10480 Burlington Road - Cincinnati, Ohio 45231. Rating criteria and applications can be accessed at the Hamilton County Engineer's website at <http://www.hamilton-co.org/engineer/nrac.htm> or, if you do not have access to the Internet, contact Joe Cottrill at 946-8906.

Preparation trainings will be held at the following locations:

- January 9, 2003 - Winton Center - 7:00 p.m. - 10245 Winton Road - Cincinnati, Ohio 45231
- January 16, 2003 - TechSolve Manufacturing Solutions Center - 3:00 p.m. - 1111 Edison Drive - Cincinnati, Ohio 45216

### Friends of The Partnership

The Partnership has all the potential to become the engine that moves this county forward. To make that happen many ideas and initiatives that are spelled out in the Partnership's Organizational Strategy need to be implemented. Thanks to the thousands of volunteer-hour a number of initiatives have taken off: Stormwater Management Education Program, Certified Planning Commissioners Program, the Newsletter, the Cost of Government Services Study, and the biggest of them all, COMPASS.

A proposed amendment to the Partnership Bylaws to include a new category "Friends of the Partnership" has been approved by the members. The "Friends" will provide individuals the opportunity to formally become associated to the Partnership, and to continue supporting the implementation of other initiatives.

As a Friend, an individual member can participate in committees' work. The Friends of the Partnership, like the Affiliate Members, are non voting members.

### National Main Street Center's Town Meeting on Main Street

Cincinnati, Ohio May 18-21, 2003. For more information contact Downtown Ohio Inc. at 614-258-6200.

### County Commissioners and Home Builders Association Sign Agreement

The Board of County Commissioners on November 20th approved a Partnership Agreement with the Home Builders Association "for the purpose of creating sustainable local communities throughout the County". The agreement called for 7 actions related to coordinating growth, planning and implementation of plans.

They included an amendment by Ron Miller, HCRPC director, to assure that this agreement is consistent with, and aligned with, the initiatives of the Planning Partnership and Community COMPASS. The language of the amendment is as follows:

"To collaborate with the Hamilton County Planning Partnership in identifying a county-wide vision and related strategies as being developed in Community COMPASS — the Comprehensive Master Plan and Strategies for Hamilton County."

### The Planning Partnership Annual Meeting

The Annual Meeting will be in early April. It will be an opportunity to come together and celebrate the accomplishments of the Planning Partnership. If you would like to get involved in the organization of the annual meeting, contact Joanne Gerson at 513-793-2648 or via email at [joanne.gerson@earthlink.net](mailto:joanne.gerson@earthlink.net).

### Attention Members: Resource Library Available to You

As a member of the Planning Partnership you have access to the Hamilton County Regional Planning Commission (HCRPC) library. In addition to the hard copies kept in house, the HCRPC has access to the American Planning Association - Planning Advisory Service (APA-PAS) and Downtown Ohio, Inc., among other specialized organizations. They could do the research for you and loan you books, articles, and more. Feel free to give us a call to find out how we can assist you.

### WELCOME NEW MEMBER

#### Village of Glendale

has joined the Partnership as Jurisdiction member

## D e c e m b e r

Event	Date	Time	Location	Contact
Stormwater Management Education Program	December 2	7:00PM	Amberley Municipal Building, 7149 Ridge Road	Catalina Landivar- Simon 946-4455
Planning Partnership Special Meeting: COMPASS Steering Team Recommendations	December 3	6:00 - 8:00 PM	Drake Conference Center Room "F"	Ron Miller 946-4453
Ad-hoc Committee Meeting: Cost of Government Services	December 10	10:00 - 12:00 AM	CAB 805	Catalina Landicar Simon 946-4455
Program Committee Meeting	December 11	9:00 - 11:00 AM	Norwood City Hall Room "B"	Joanne Gerson 793 2648
Executive Committee Meeting	December 18	8:00 - 10:00 AM	Drake Conference Center Room "H"	Pete Witte 251 0882

## J a n u a r y

Event	Date	Time	Location	Contact
Planning Partnership Special Meeting: COMPASS Steering Team Recommendations	January 9	6:00 - 8:00 PM	Drake Conference Center Room "F"	Ron Miller 946-4453
Program Committee Meeting	January 15	9:00 - 11:00 AM	TBD	Joanne Gerson 793 2648
Planning Partnership Special Meeting: COMPASS Steering Team Recommendations	January 22	6:00 - 8:00 PM	Drake Conference Center Room "F"	Ron Miller 946-4453
Executive Community Meeting	January 22	9:00 - 10:00 AM	Drake Conference Center Room "H"	Pete Witte 251 0882

## F e b r u a r y

Event	Date	Time	Location	Contact
Program Committee Meeting	February 19	9:00 - 11:00 AM	TBD	Joanne Gerson 793 2648
Executive Committee Meeting	February 26	9:00 - 10:00 AM	Drake Conference Center Room "H"	Pete Witte 251 0882

## M a r c h

Event	Date	Time	Location	Contact
Certified Planning Commissioner's Program	March 4-5	8:00 am - 4:00 pm	Drake Conference Center Room 'F' and 'G'	Catalina Landicar Simon 946-4455
Program Committee Meeting	March 19	9:00 - 10:00 am	TBD	Joanne Gerson 793 2648
Executive Committee Meeting	March 26	9:00 - 10:00 am	Drake Conference Center Room H	Pete Witte 251 0882

**Note: Schedule of meetings is subject to change. Please confirm with the listed contact person or check the Planning Partnership website:  
[www.planningpartnership.org](http://www.planningpartnership.org)**